First Security Bank

Idaho Construction Report

Vol 36, No 10

Dr. Kelly K. Matthews—Economist

October 1989

Idaho's construction industry recorded an exceptionally strong performance in October. Favorable weather conditions, lower mortgage rates and a buoyant economic environment were all contributing factors. Idaho's construction industry employment in September was 17,900, an increase of 800 jobs above last year. Total construction value cumulative for the January — October period was $551 million, up 9.1 percent. With only two months remaining, it now seems almost certain Idaho's 1989 new construction valuation will eclipse the 1988 record.

Residential construction continues as the primary growth segment of Idaho's 1989 construction industry. Thus far in 1989, residential construction value has accounted for 49 percent of total construction value compared with 37 percent during the comparable 1988 period. Much of the growth has been centered in the larger population areas. For example, 71 percent of Idaho's cumulative multi-family permits were issued in Coeur d'Alene and Boise. Furthermore, no single- or multi-family building permits have been issued in nine of the 56 reporting locations thus far in 1989. Statewide, the average single-family permit valuation this year was $92,053, a gain of 13 percent above the $81,297 recorded over that time frame in 1988.

While nonresidential building value cumulative through October was down 27 percent, it has not been a weak sector. The following locations top the list for new commercial construction in 1989: Boise, $44 million; Nampa, $10 million; Idaho Falls, $7 million; and Coeur d'Alene, $7 million.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in October was $63,449,071, or 53.3 percent above 1988. *NEW RESIDENTIAL CONSTRUCTION* for 393 new dwelling units totaled $29,819,316, an increase of 31.0 percent in number and an increase of 63.6 percent in value compared with a year ago. Included in the total residential permits were 312 single-family, 21 multi-family, and 60 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $15,862,395 was up 80.7 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $17,767,360 were up 23.5 percent.

Building Permit Construction Summary

	October	% Chg	Ten Months	% Chg
Total New Dwelling Units	393	+ 31.0	3,929	+ 30.2
Single-Family	312	+ 39.3	2,538	+ 22.7
Multi-Family	21	+ 50.0	782	+119.0
Mobile Homes	60	- 3.2	609	+ 2.9
Total Residential Value	$ 29,819,316	+ 63.6	$ 268,038,133	+ 43.7
Single-Family	28,542,828	+ 68.0	233,630,879	+ 39.0
Multi-Family	819,558	+ 22.9	28,738,101	+112.8
Mobile Homes	456,930	- 19.1	5,669,153	+ 16.5
Nonresidential Value	15,862,395	+ 80.7	132,130,142	- 26.7
Alterations & Repair Value	17,767,360	+ 23.5	150,989,163	+ 8.9
TOTAL CONSTRUCTION VALUE	$ 63,449,071	+ 53.3	$ 551,157,438	+ 9.1

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — OCTOBER 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	6	60	382,168	52,876	609,696	1,044,740
Kootenai County Un	25	85	988,318	401,556	227,560	1,617,434
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	13	0	560,265	40,240	600,505
Lewiston	11	87	690,224	35,000	1,135,707	1,860,931
Nez Perce Co Un	5	14	108,760	189,324	21,408	319,492
Moscow	5	31	425,900	84,000	224,729	734,629
Latah County Un	4	32	95,000	12,250	64,293	171,543
Orofino	0	10	0	0	16,400	16,400
Osburn	0	11	0	13,056	23,469	36,525
Sandpoint	0	16	0	0	48,450	48,450
St. Maries	0	7	0	0	19,336	19,336
Benewah County Un	4	14	105,000	155,012	45,000	305,012
TOTAL NORTHERN	60	380	$2,795,370	$1,503,339	$2,476,288	$6,774,997
Boise City	87	1,338	$7,064,210	$7,026,232	$7,190,902	$21,281,344
Meridian	23	45	1,425,061	0	476,113	1,901,174
Ada County Un	58	146	4,047,380	56,660	672,114	4,776,154
Caldwell	0	8	0	0	1,438,836	1,438,836
Canyon County Un	24	42	1,072,996	87,142	243,418	1,403,556
Nampa	10	42	476,652	514,353	338,606	1,329,611
Emmett	1	27	112,329	0	108,935	221,264
Gooding	0	1	0	0	5,000	5,000
Hailey	6	11	646,950	235,300	11,050	893,300
Ketchum	2	22	160,000	455,580	659,200	1,274,780
Sun Valley	10	26	3,690,000	182,000	823,500	4,695,500
Blaine County Un	14	23	2,405,184	0	335,000	2,740,184
Jerome	0	5	0	5,000	4,500	9,500
Mountain Home	5	18	218,392	0	67,673	286,065
Payette	0	3	0	30,000	3,000	33,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	8	42	954,868	718,550	1,156,535	2,829,953
Twin Falls Co Un	8	13	496,609	0	76,979	573,588
Weiser	0	10	0	6,000	32,513	38,513
TOTAL SOUTHWESTERN	256	1,822	$22,770,631	$9,316,817	$13,643,874	$45,731,322
Blackfoot	1	9	$60,000	$21,400	$74,000	$155,400
Bingham County Un	7	16	211,700	167,800	32,095	411,595
Idaho Falls	34	93	2,339,580	3,157,538	389,994	5,887,112
Ammon	2	2	108,590	0	0	108,590
Bonneville Co Un	14	48	518,177	145,121	142,605	805,903
Rexburg	0	3	0	0	9,500	9,500
Rigby	0	2	0	0	5,500	5,500
Jefferson Co Un	3	23	62,000	48,400	15,600	126,000
Salmon	0	5	0	0	42,000	42,000
Lemhi County Un	1	9	30,000	46,600	11,000	87,600
St. Anthony	0	3	0	0	21,000	21,000
TOTAL EASTERN	62	213	$3,330,047	$3,586,859	$743,294	$7,660,200
American Falls	0	4	$0	$13,500	$1,650	$15,150
Power County Un	0	4	0	205,000	18,000	223,000
Burley	2	13	236,000	262,000	101,500	599,500
Chubbuck	4	11	198,776	300,000	179,194	677,970
Montpelier	0	4	0	0	6,848	6,848
Pocatello	4	31	237,000	425,000	432,277	1,094,277
Bannock County Un	4	7	227,492	6,900	6,035	240,427
Preston	0	2	0	0	5,500	5,500
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	8	0	10,500	43,300	53,800
Minidoka County Un	1	8	24,000	182,480	85,100	291,580
Soda Springs	0	4	0	50,000	24,500	74,500
TOTAL SOUTHEASTERN	15	96	$923,268	$1,455,380	$903,904	$3,282,552
TOTAL 56 LOCATIONS	393	2,511	$29,819,316	$15,862,395	$17,767,360	$63,449,071

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	20	$676,876	$0	$114,960	$791,836
Coeur d'Alene	194	462	8,136,884	7,393,262	4,411,877	19,942,023
Kootenai County Un	261	778	16,551,638	4,525,659	3,198,112	24,275,409
Craigmont	0	10	0	9,300	24,660	33,960
Grangeville	0	84	0	715,020	369,175	1,084,195
Lewiston	67	917	4,622,345	3,545,494	5,926,639	14,094,478
Nez Perce Co Un	27	106	921,245	2,986,641	1,018,092	4,925,978
Moscow	17	249	1,288,300	437,000	1,391,287	3,116,587
Latah County Un	31	141	1,203,779	500,719	617,204	2,321,702
Orofino	2	108	49,000	135,968	291,598	476,566
Osburn	1	41	0	57,844	92,358	150,202
Sandpoint	67	77	1,973,054	235,000	305,784	2,513,838
St. Maries	6	84	35,150	199,543	430,151	664,844
Benewah County Un	38	120	1,119,235	1,190,341	301,154	2,610,730
TOTAL NORTHERN	731	3,197	$36,577,506	$21,931,791	$18,493,051	$77,002,348
Boise City	1,185	10,402	$74,207,863	$44,237,646	$79,565,198	$198,010,707
Meridian	149	311	9,074,113	3,217,011	1,563,672	13,854,796
Ada County Un	411	956	28,176,120	3,812,658	4,838,705	36,827,483
Caldwell	31	146	1,308,635	445,210	2,139,545	3,893,390
Canyon County Un	217	367	9,990,108	2,566,311	4,590,146	17,146,565
Nampa	81	373	4,300,986	10,444,178	2,514,628	17,259,792
Emmett	10	231	692,555	42,000	925,316	1,659,871
Gooding	0	13	0	19,630	101,751	121,381
Hailey	39	105	3,869,195	3,522,440	365,700	7,757,335
Ketchum	57	189	11,642,070	6,662,580	4,851,362	23,156,012
Sun Valley	48	182	17,874,000	207,000	2,889,950	20,970,950
Blaine County Un	130	185	27,834,931	0	2,143,842	29,978,773
Jerome	4	57	117,772	355,000	160,078	632,850
Mountain Home	33	179	1,854,880	547,635	1,012,306	3,414,821
Payette	2	25	50,000	61,000	68,300	179,300
Shoshone	0	15	0	135,000	65,000	200,000
Twin Falls City	49	292	4,544,164	9,659,279	4,485,121	18,688,564
Twin Falls Co Un	30	77	1,233,438	374,136	518,952	2,126,526
Weiser	5	85	94,000	760,534	310,327	1,164,861
TOTAL SOUTHWESTERN	2,481	14,190	$196,864,830	$87,069,248	$113,109,899	$397,043,977
Blackfoot	8	60	$306,000	$896,201	$784,100	$1,986,301
Bingham County Un	91	164	2,980,800	1,579,292	593,767	5,153,859
Idaho Falls	205	584	13,446,357	7,347,020	5,243,898	26,037,275
Ammon	10	35	661,552	128,319	154,316	944,187
Bonneville Co Un	123	293	4,810,324	2,630,746	1,463,656	8,904,726
Rexburg	16	48	869,500	1,823,000	941,666	3,634,166
Rigby	27	29	846,000	359,500	107,700	1,313,200
Jefferson Co Un	63	226	1,490,058	1,144,637	390,245	3,024,940
Salmon	1	40	76,000	2,500	196,900	275,400
Lemhi County Un	18	71	817,200	79,000	200,133	1,096,333
St. Anthony	1	24	8,000	28,700	98,800	135,500
TOTAL EASTERN	563	1,574	$26,311,791	$16,018,915	$10,175,181	$52,505,887
American Falls	6	49	$101,100	$556,000	$46,150	$703,250
Power County Un	5	37	235,000	1,284,500	57,700	1,577,200
Burley	3	42	406,000	584,700	312,000	1,302,700
Chubbuck	21	56	1,134,692	428,000	376,094	1,938,786
Montpelier	0	47	0	30,000	69,865	99,865
Pocatello	49	358	3,542,000	2,066,285	6,358,210	11,966,495
Bannock County Un	29	62	1,693,772	383,507	200,596	2,277,875
Preston	4	21	264,000	369,000	77,800	710,800
Franklin County Un	2	4	127,000	5,000	22,000	154,000
Rupert	5	100	73,410	57,088	1,056,214	1,186,712
Minidoka County Un	26	89	659,532	1,222,258	501,961	2,383,751
Soda Springs	4	55	47,500	123,850	132,442	303,792
TOTAL SOUTHEASTERN	154	920	$8,284,006	$7,110,188	$9,211,032	$24,605,226
TOTAL 56 LOCATIONS	3,929	19,881	$268,038,133	$132,130,142	$150,989,163	$551,157,438

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — OCTOBER 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	13,500	$13,500
Coeur d'Alene	10	60	635,404	652,500	224,690	1,512,594
Kootenai County Un	32	69	1,354,778	456,853	122,330	1,933,961
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	10	0	2,500	28,620	31,120
Lewiston	5	85	248,634	0	778,957	1,027,591
Nez Perce Co Un	3	8	82,032	157,600	3,754	243,386
Moscow	1	33	63,000	582,621	356,773	1,002,394
Latah County Un	2	15	59,416	67,000	57,300	183,716
Orofino	1	15	8,000	0	11,851	19,851
Osburn	0	2	0	0	2,705	2,705
Sandpoint	3	10	106,200	0	18,655	124,855
St. Maries	0	7	0	358,080	9,351	367,431
Benewah County Un	4	10	114,220	111,550	0	225,770
TOTAL NORTHERN	61	326	2,671,684	2,388,704	1,628,486	6,688,874
Boise City	55	1,060	4,347,055	2,974,000	9,463,659	16,784,714
Meridian	17	27	868,000	0	78,000	946,000
Ada County Un	35	110	2,311,417	208,632	332,718	2,852,767
Caldwell	6	20	306,624	0	191,500	498,124
Canyon County Un	16	30	582,315	807,254	40,269	1,429,838
Nampa	6	36	217,098	0	57,684	274,782
Emmett	0	28	0	0	81,525	81,525
Gooding	0	3	0	0	7,500	7,500
Hailey	1	14	9,250	35,387	278,199	322,836
Ketchum	1	18	75,000	479,000	324,594	878,594
Sun Valley	1	13	295,000	227,000	232,000	754,000
Blaine County Un	9	16	1,674,000	73,000	114,200	1,861,200
Jerome	0	6	0	0	5,590	5,590
Mountain Home	3	17	110,900	20,720	153,764	285,384
Payette	0	1	0	2,000	0	2,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	5	22	406,444	54,423	66,773	527,640
Twin Falls Co Un	4	9	211,410	0	13,980	225,390
Weiser	2	7	19,500	0	39,866	59,366
TOTAL SOUTHWESTERN	161	1,437	11,434,013	4,881,416	11,481,821	27,797,250
Blackfoot	2	4	15,000	0	8,000	23,000
Bingham County Un	6	17	267,000	63,780	7,000	337,780
Idaho Falls	27	53	2,045,251	702,301	591,430	3,338,982
Ammon	1	7	72,326	16,500	24,315	113,141
Bonneville Co Un	13	30	446,000	102,300	178,000	726,300
Rexburg	0	2	0	0	3,000	3,000
Rigby	0	3	0	270,000	27,000	297,000
Jefferson Co Un	10	25	422,300	38,950	44,000	505,250
Salmon	0	4	0	0	18,500	18,500
Lemhi County Un	0	3	0	8,000	23,000	31,000
St. Anthony	0	2	0	6,200	0	6,200
TOTAL EASTERN	59	150	3,267,877	1,208,031	924,245	5,400,153
American Falls	1	7	10,000	19,000	8,000	37,000
Power County Un	0	2	0	9,000	4,000	13,000
Burley	0	5	0	11,000	31,500	42,500
Chubbuck	1	5	40,000	0	14,852	54,852
Montpelier	0	3	0	0	3,500	3,500
Pocatello	8	35	595,800	0	149,003	744,803
Bannock County Un	2	5	26,000	0	21,750	47,750
Preston	1	6	61,900	140,000	38,000	239,900
Franklin County Un	0	2	0	98,000	0	98,000
Rupert	3	10	20,100	13,271	26,708	60,079
Minidoka County Un	3	9	97,098	10,000	49,056	156,154
Soda Springs	0	4	0	0	5,900	5,900
TOTAL SOUTHEASTERN	19	93	850,898	300,271	352,269	1,503,438
TOTAL 56 LOCATIONS	300	2,006	18,224,472	8,778,422	14,386,821	41,389,715

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	19	0	604,000	109,565	$713,565
Coeur d'Alene	71	474	5,470,520	9,037,868	2,017,011	16,525,399
Kootenai County Un	250	654	9,719,552	18,044,249	1,685,753	29,449,554
Craigmont	3	11	150,000	0	64,450	214,450
Grangeville	1	107	63,806	210,248	398,558	672,612
Lewiston	64	794	4,004,390	452,470	5,785,344	10,242,204
Nez Perce Co Un	22	64	1,026,305	5,252,363	181,735	6,460,403
Moscow	15	288	1,088,050	767,971	1,878,393	3,734,414
Latah County Un	32	134	959,525	556,626	512,095	2,028,246
Orofino	6	124	113,822	0	373,934	487,756
Osburn	4	17	100	214,811	9,690	224,601
Sandpoint	19	83	774,115	1,020,000	546,085	2,340,200
St. Maries	4	88	70,500	1,944,080	632,096	2,646,676
Benewah County Un	17	78	723,820	1,809,765	146,575	2,680,160
TOTAL NORTHERN	508	2,935	24,164,505	39,914,451	14,341,284	78,420,240
Boise City	801	9,118	52,017,558	88,459,830	72,698,197	213,175,585
Meridian	104	224	5,791,071	876,400	1,196,251	7,863,722
Ada County Un	325	1,751	23,534,172	2,644,168	5,429,048	31,607,388
Caldwell	26	163	1,218,858	699,736	1,366,306	3,284,900
Canyon County Un	169	317	6,313,693	6,547,920	845,772	13,707,385
Nampa	61	379	2,762,806	756,977	2,247,235	5,767,018
Emmett	4	228	587,942	371,575	992,076	1,951,593
Gooding	0	20	0	9,619	117,587	127,206
Hailey	59	56	1,743,106	811,750	757,051	3,311,907
Ketchum	25	141	7,814,000	5,089,800	3,018,786	15,922,586
Sun Valley	27	113	6,534,000	1,247,600	1,950,540	9,732,140
Blaine County Un	67	114	15,310,495	135,000	1,350,809	16,796,304
Jerome	1	50	5,000	4,000	490,356	499,356
Mountain Home	33	168	1,523,461	831,191	1,201,486	3,556,138
Payette	2	28	58,000	304,500	1,577,500	1,940,000
Shoshone	0	18	0	15,734	60,766	76,500
Twin Falls City	39	230	3,029,618	5,493,365	1,995,517	10,518,500
Twin Falls Co Un	24	69	1,145,626	192,792	474,770	1,813,188
Weiser	12	102	116,638	508,842	318,752	944,232
TOTAL SOUTHWESTERN	1,779	13,289	129,506,044	115,000,799	98,088,805	342,595,648
Blackfoot	10	52	347,000	1,155,268	358,987	1,861,255
Bingham County Un	95	178	2,929,655	839,122	439,325	4,208,102
Idaho Falls	200	576	13,075,729	15,135,101	5,229,497	33,440,327
Ammon	10	44	815,464	496,765	114,218	1,426,447
Bonneville Co Un	112	237	3,830,122	538,719	1,795,496	6,164,337
Rexburg	28	46	833,000	872,500	621,600	2,327,100
Rigby	5	26	143,615	335,000	214,440	693,055
Jefferson Co Un	77	216	1,862,740	317,468	302,750	2,482,958
Salmon	1	28	6,000	78,200	124,100	208,300
Lemhi County Un	10	56	199,000	122,500	1,216,372	1,537,872
St. Anthony	0	17	0	30,200	39,100	69,300
TOTAL EASTERN	548	1,476	24,042,325	19,920,843	10,455,885	54,419,053
American Falls	10	52	228,600	36,100	67,090	331,790
Power County Un	6	36	91,000	1,346,680	27,650	1,465,330
Burley	2	40	144,500	539,823	337,000	1,021,323
Chubbuck	9	50	495,214	392,600	893,815	1,781,629
Montpelier	1	47	150	759,344	250,780	1,010,274
Pocatello	69	536	4,656,150	1,059,500	12,533,032	18,248,682
Bannock County Un	31	66	1,329,140	202,747	618,250	2,150,137
Preston	6	36	416,900	790,500	256,600	1,464,000
Franklin County Un	5	7	317,000	98,000	0	415,000
Rupert	7	82	45,900	62,617	212,864	321,381
Minidoka County Un	34	88	1,028,929	167,820	400,215	1,596,964
Soda Springs	2	43	28,500	15,500	111,475	155,475
TOTAL SOUTHEASTERN	182	1,083	8,781,983	5,471,231	15,708,771	29,961,985
TOTAL 56 LOCATIONS	3,017	18,783	186,494,857	180,307,324	138,594,745	505,396,926

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — OCTOBER 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	6	382,168	0	0	0	0
Kootenai County Un	15	988,318	0	0	10	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	5	341,046	5	342,678	1	6,500
Nez Perce Co Un	5	108,760	0	0	0	0
Moscow	5	425,900	0	0	0	0
Latah County Un	1	95,000	0	0	3	0
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint			NO NEW RESIDENTIAL			
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un	1	64,000	0	0	3	41,000
TOTAL NORTHERN	38	$2,405,192	5	$342,678	17	$47,500
Boise City	79	$6,802,050	8	$262,160	0	$0
Meridian	19	1,382,061	0	0	4	43,000
Ada County Un	49	4,044,680	0	0	9	2,700
Caldwell			NO NEW RESIDENTIAL			
Canyon County Un	17	1,008,696	0	0	7	64,300
Nampa	8	476,652	0	0	2	0
Emmett	1	112,329	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey	6	646,950	0	0	0	0
Ketchum	2	160,000	0	0	0	0
Sun Valley	10	3,690,000	0	0	0	0
Blaine County Un	14	2,405,184	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	4	218,392	0	0	1	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	8	954,868	0	0	0	0
Twin Falls Co Un	5	446,479	0	0	3	50,130
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	222	$22,348,341	8	$262,160	26	$160,130
Blackfoot	1	$60,000	0	$0	0	$0
Bingham County Un	1	85,000	0	0	6	126,700
Idaho Falls	25	2,124,360	8	214,720	1	500
Ammon	2	108,590	0	0	0	0
Bonneville Co Un	7	432,077	0	0	7	86,100
Rexburg			NO NEW RESIDENTIAL			
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	1	50,000	0	0	2	12,000
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	1	30,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	38	$2,890,027	8	$214,720	16	$225,300
American Falls			NO NEW RESIDENTIAL			
Power County Un			NO NEW RESIDENTIAL			
Burley	2	236,000	0	0	0	0
Chubbuck	4	198,776	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	4	237,000	0	0	0	0
Bannock County Un	4	227,492	0	0	0	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un	0	0	0	0	1	24,000
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	14	$899,268	0	$0	1	$24,000
TOTAL 56 LOCATIONS	312	$28,542,828	21	$819,558	60	$456,930

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — TEN-MONTH CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	67	4,580,477	125	3,552,907	2	3,500
Kootenai County Un	154	15,865,961	15	685,677	92	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	42	3,237,452	11	931,993	14	452,900
Nez Perce Co Un	15	655,605	0	0	12	265,640
Moscow	15	1,175,300	2	113,000	0	0
Latah County Un	14	1,203,779	0	0	17	0
Orofino	0	0	0	0	2	49,000
Osburn	0	0	0	0	1	0
Sandpoint	8	695,954	55	1,272,000	4	5,100
St. Maries	0	0	0	0	6	35,150
Benewah County Un	10	727,735	0	0	28	391,500
TOTAL NORTHERN	326	$28,189,139	227	$7,185,577	178	$1,202,790
Boise City	752	$60,661,667	433	$13,546,196	0	$0
Meridian	125	8,676,318	3	131,520	21	266,275
Ada County Un	335	27,740,180	6	405,440	70	30,500
Caldwell	22	1,132,655	4	99,480	5	76,500
Canyon County Un	146	9,418,933	0	0	71	571,175
Nampa	75	4,254,860	2	46,126	4	0
Emmett	10	692,555	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	39	3,869,195	0	0	0	0
Ketchum	43	10,169,470	14	1,472,600	0	0
Sun Valley	41	15,459,000	7	2,415,000	0	0
Blaine County Un	130	27,834,931	0	0	0	0
Jerome	2	98,772	0	0	2	19,000
Mountain Home	29	1,773,310	2	81,570	2	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	42	4,363,719	2	140,441	5	40,004
Twin Falls Co Un	11	863,308	0	0	19	370,130
Weiser	1	58,000	2	19,500	2	16,500
TOTAL SOUTHWESTERN	1,804	$177,098,873	475	$18,357,873	202	$1,408,084
Blackfoot	6	$306,000	0	$0	2	$0
Bingham County Un	34	2,177,000	0	0	57	803,800
Idaho Falls	135	10,849,806	51	2,372,651	19	223,900
Ammon	10	661,552	0	0	0	0
Bonneville Co Un	60	3,990,817	0	0	63	819,507
Rexburg	11	734,500	5	135,000	0	0
Rigby	2	155,000	24	687,000	1	4,000
Jefferson Co Un	15	804,900	0	0	48	685,158
Salmon	1	76,000	0	0	0	0
Lemhi County Un	18	817,200	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	292	$20,572,775	80	$3,194,651	191	$2,544,365
American Falls	2	$36,000	0	$0	4	$65,100
Power County Un	2	150,000	0	0	3	85,000
Burley	3	406,000	0	0	0	0
Chubbuck	21	1,134,692	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	49	3,542,000	0	0	0	0
Bannock County Un	26	1,685,072	0	0	3	8,700
Preston	4	264,000	0	0	0	0
Franklin County Un	2	127,000	0	0	0	0
Rupert	1	49,410	0	0	4	24,000
Minidoka County Un	5	354,418	0	0	21	305,114
Soda Springs	1	21,500	0	0	3	26,000
TOTAL SOUTHEASTERN	116	$7,770,092	0	$0	38	$513,914
TOTAL 56 LOCATIONS	2,538	$233,630,879	782	$28,738,101	609	$5,669,153

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — TEN MONTHS CUMULATIVE 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	66	4,120,020	4	1,350,000	1	500
Kootenai County Un	141	9,281,888	8	437,664	101	0
Craigmont	3	150,000	0	0	0	0
Grangeville	1	63,806	0	0	0	0
Lewiston	47	3,594,730	7	213,340	10	196,320
Nez Perce Co Un	11	781,305	0	0	11	245,000
Moscow	13	1,009,200	2	78,850	0	0
Latah County Un	13	951,025	1	8,500	18	0
Orofino	1	49,783	0	0	5	64,039
Osburn	0	0	0	0	4	100
Sandpoint	10	558,115	2	161,000	7	55,000
St. Maries	0	0	0	0	4	70,500
Benewah County Un	11	666,820	0	0	6	57,000
TOTAL NORTHERN	317	$21,226,692	24	$2,249,354	167	$688,459
Boise City	610	$45,995,568	191	$6,021,990	0	$0
Meridian	84	5,595,227	0	0	20	195,844
Ada County Un	282	23,520,252	0	0	43	13,920
Caldwell	13	900,590	6	246,268	7	72,000
Canyon County Un	100	5,772,443	0	0	69	541,250
Nampa	56	2,762,806	0	0	5	0
Emmett	4	587,942	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	11	818,606	47	924,500	1	0
Ketchum	23	7,374,000	2	440,000	0	0
Sun Valley	17	5,034,000	10	1,500,000	0	0
Blaine County Un	66	15,283,495	0	0	1	27,000
Jerome	0	0	0	0	1	5,000
Mountain Home	27	1,523,461	0	0	6	0
Payette	2	58,000	0	0	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	32	3,023,082	0	0	7	6,536
Twin Falls Co Un	10	865,626	0	0	14	280,000
Weiser	3	59,500	4	39,000	5	18,138
TOTAL SOUTHWESTERN	1,340	$119,174,598	260	$9,171,758	179	$1,159,688
Blackfoot	5	$327,500	0	$0	5	$19,500
Bingham County Un	38	2,114,055	1	27,000	56	788,600
Idaho Falls	147	11,558,066	40	1,303,261	13	214,402
Ammon	10	815,464	0	0	0	0
Bonneville Co Un	54	2,977,330	0	0	58	852,792
Rexburg	5	423,000	23	410,000	0	0
Rigby	1	67,000	2	65,000	2	11,615
Jefferson Co Un	19	1,051,670	0	0	58	811,070
Salmon	1	6,000	0	0	0	0
Lemhi County Un	8	199,000	0	0	2	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	288	$19,539,085	66	$1,805,261	194	$2,697,979
American Falls	2	$185,000	0	$0	8	$43,600
Power County Un	1	60,000	0	0	5	31,000
Burley	2	144,500	0	0	0	0
Chubbuck	9	495,214	0	0	0	0
Montpelier	0	0	0	0	1	150
Pocatello	65	4,472,150	4	184,000	0	0
Bannock County Un	24	1,329,140	0	0	7	0
Preston	6	416,900	0	0	0	0
Franklin County Un	5	317,000	0	0	0	0
Rupert	0	0	0	0	7	45,900
Minidoka County Un	8	737,204	3	96,000	23	195,725
Soda Springs	1	24,000	0	0	1	4,500
TOTAL SOUTHEASTERN	123	$8,181,108	7	$280,000	52	$320,875
TOTAL 56 LOCATIONS	2,068	$168,121,483	357	$13,506,373	592	$4,867,001

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — OCTOBER 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	10	635,404	0	0	0	0
Kootenai County Un	21	1,354,778	0	0	11	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	4	220,634	0	0	1	28,000
Nez Perce Co Un	1	42,032	0	0	2	40,000
Moscow	1	63,000	0	0	0	0
Latah County Un	1	59,416	0	0	1	0
Orofino	0	0	0	0	1	8,000
Osburn			NO NEW RESIDENTIAL			
Sandpoint	1	51,200	0	0	2	55,000
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un	3	113,220	0	0	1	1,000
TOTAL NORTHERN	42	$2,539,684	0	$0	19	$132,000
Boise City	51	$4,242,895	4	$104,160	0	$0
Meridian	13	828,000	0	0	4	40,000
Ada County Un	30	2,309,917	0	0	5	1,500
Caldwell	5	306,624	0	0	1	0
Canyon County Un	12	554,715	0	0	4	27,600
Nampa	5	217,098	0	0	1	0
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey	1	9,250	0	0	0	0
Ketchum	1	75,000	0	0	0	0
Sun Valley	1	295,000	0	0	0	0
Blaine County Un	9	1,674,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	2	110,900	0	0	1	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	5	406,444	0	0	0	0
Twin Falls Co Un	2	171,410	0	0	2	40,000
Weiser	0	0	2	19,500	0	0
TOTAL SOUTHWESTERN	137	$11,201,253	6	$123,660	18	$109,100
Blackfoot	0	$0	0	$0	2	$15,000
Bingham County Un	4	219,000	0	0	2	48,000
Idaho Falls	18	1,484,010	8	543,241	1	18,000
Ammon	1	72,326	0	0	0	0
Bonneville Co Un	6	358,000	0	0	7	88,000
Rexburg			NO NEW RESIDENTIAL			
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	4	313,000	0	0	6	109,300
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un			NO NEW RESIDENTIAL			
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	33	$2,446,336	8	$543,241	18	$278,300
American Falls	0	$0	0	$0	1	$10,000
Power County Un			NO NEW RESIDENTIAL			
Burley			NO NEW RESIDENTIAL			
Chubbuck	1	40,000	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	8	595,800	0	0	0	0
Bannock County Un	1	26,000	0	0	1	0
Preston	1	61,900	0	0	0	0
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	0	0	0	0	3	20,100
Minidoka County Un	1	81,598	0	0	2	15,500
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	12	$805,298	0	$0	7	$45,600
TOTAL 56 LOCATIONS	224	$16,992,571	14	$666,901	62	$565,000

Compiled by First Security Bank of Idaho, N.A.